



Roxann Wedegartner
Mayor

City of GREENFIELD, MASSACHUSETTS

PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.gov • www.greenfield-ma.gov

Members:

Twarog, Eric
Director, Planning & Dev.

Allen, Jim (2022)
Maloni, Mark (2022)
McMahan, Amy (2021)
Pottern, Jamie (2021)
Roberts, Charles (2020)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD Minutes of August 20, 2020 6:00 p.m.

Webex Meeting

Chairman Charles Roberts called the Planning Board meeting open at 6:02 p.m.

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time. No one responded.

PB MEMBERS PRESENT: Charles Roberts, Chairman; Jamie Pottern, Clerk; George Touloumtzis; and Jim Allen

PB MEMBERS ABSENT: Alternates Amy McMahan and Mark Maloni

ALSO PRESENT: Philip & Kelly Palasciano; Donna Wallace; Martha & Jerry Ethier; and Claire Chang and John Ward from the Solar Store

Approval of Minutes:

MOTION: Moved by Pottern, seconded by Touloumtzis, and voted 4:0:0 to approve the meeting minutes of August 6, 2020 as amended.

ZBA Recommendation:

- a. Application of Donna Wallace for property located at 95 Lunt Drive (Assessor's Map R33, Lot 52), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow a twenty (20) percent reduction of the side yard setback along the west side from 20 feet to 16 feet at this location.

Donna Wallace shared with the board that she is building a 12-foot by 18-foot sunroom, which is a single-story addition that will have 3 sides of glass. There are two rows of arbor vitae plantings between her house and the neighbor. Wallace said the neighbors do not have an issue with the sunroom, as there is adequate screening. The Board felt this was unobtrusive.

MOTION: Moved by Touloumtzis; seconded by Pottern; and voted 4:0:0 to forward a positive recommendation to the ZBA on the application of Donna Wallace for property located at 95 Lunt Drive (Assessor's Map R33, Lot 52), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-



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5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow a twenty (20) percent reduction of the side yard setback along the west side from 20 feet to 16 feet at this location.

- b. Application of Meredith and Erik Lively for property located at 87 Thayer Road (Assessor's Map R26, Lot 21B), which is located in the Suburban Residential (RB) Zoning District, for a Special Permit pursuant to Sections 200-4.3(18), 200-7.16, and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 5.44 kW (1) pole mounted solar PV system at this location.

Claire Chang and John Ward from PV Solar Store, the solar installers, spoke on behalf of the applicants who were unable to attend the meeting. Chang explained that the panels meet the 15-foot height restriction and all setback requirements. There is a tall white fence and trees that will obscure the array in most places, as will the shed on the property. The pole and "backsheets" of the panels will be visible primarily from the south and the northeast of the house. The backsheet is a vinyl-type material that is white—from the back it looks totally white, while the panels are a mostly a dark color from the front. Roberts asked some clarifications about the height. Ward confirmed that both the upper edge and lower edge of the panels will meet the height restrictions at all times of year. Touloumtzis asked about what considerations there had been for the screening of the panels. Change and Ward explained that the panels will be partially obscured by the fence, the shed, and the house; and that further screening was considered but would not aesthetically look proper. No abutters were present. The Board saw no issues with the proposed project.

MOTION: Moved by Touloumtzis; seconded by Pottorn; and voted 4:0:0 to forward a positive recommendation to the ZBA on the application of Meredith and Erik Lively for property located at 87 Thayer Road (Assessor's Map R26, Lot 21B), which is located in the Suburban Residential (RB) Zoning District, for a Special Permit pursuant to Sections 200-4.3(18), 200-7.16, and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 5.44 kW (1) pole mounted solar PV system at this location.

- c. Application of Martha and Jerry Ethier for property located at 18 Shattuck Street (Assessor's Map 95, Lot 26), which is located in the Urban Residential (RA) Zoning District, for a Special Permit pursuant to Sections 200-4.4(C17), and 200-8.3 of the Zoning Ordinance for an animal kennel to allow five (5) personal house dogs at this location.

Martha and Jerry Ethier described that they currently have five small rescue dogs. They have existing fencing around the perimeter of their yard. They stated that they have spoken with their neighbors who were fine with the dogs, and no abutters were present to state any objections. Touloumtzis asked whether they intended to get more dogs anytime soon, and they responded that they do not intend to do so. The Board saw no issues with this request.



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MOTION: Moved by Allen; seconded by Pottern; and voted 4:0:0 to forward a positive recommendation to the ZBA on the application of Martha and Jerry Ethier for property located at 18 Shattuck Street (Assessor's Map 95, Lot 26), which is located in the Urban Residential (RA) Zoning District, for a Special Permit pursuant to Sections 200-4.4(C17), and 200-8.3 of the Zoning Ordinance for an animal kennel to allow five (5) personal house dogs at this location.

- d. Application of Kelly and Philip Palasciano for property located at 167 Log Plain Road (Assessor's Map R11, Lot 74), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow an addition to a single family home on a legal nonconforming property that does not meet the required frontage at this location.

The applicants have two children and need more space in their home as their kids get older. They are looking to make an addition to have another bedroom and bathroom. They are asking for 16 feet, understanding that will only leave 8 feet for the side setback. That side is fully wooded. Many properties in the neighborhood are close to each other. No abutters were present at the meeting. Given the fact that the immediately abutting neighbor won't be significantly impacted and that it fits within the character of the other houses in the neighborhood, the Board did not feel that the project would be detrimental.

MOTION: Moved by Touloumtzis; seconded by Roberts; and voted 4:0:0 to forward a positive recommendation to the ZBA on the application of Kelly and Philip Palasciano for property located at 167 Log Plain Road (Assessor's Map R11, Lot 74), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow an addition to a single family home on a legal nonconforming property that does not meet the required frontage at this location.

Action Items:

- a. Planning Board initiation of proposed amendments to Sections 200-4.13. Floodplain District (F); 200-6.1. Nonconforming uses; and 200-7.18. Accessory Dwelling Units of the Zoning Ordinance.

Floodplain District language: According to Planning Director Eric Twarog, the wording must be exactly as proposed to meet FEMA's requirements based on their recent Community Assistance Visit with Greenfield.

MOTION: Moved by Touloumtzis; seconded by Roberts; and voted 4:0:0 to forward the proposed zoning amendments to Sections 200-4.13. Floodplain District (F); to the City Council to initiate the zoning amendment process.



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Nonconforming Uses Language: The Board felt further discussion and clarification about the proposed language was needed with Planning Director Twarog, and decided to table a vote on this section until the next meeting.

ADU Language:

MOTION: Moved by Touloumtzis; seconded by Roberts; and voted 4:0:0 to forward the proposed zoning amendments to Sections 200-7.18. Accessory Dwelling Units of the Zoning Ordinance to the City Council to initiate the zoning amendment process.

b. Approval Not Required (ANR) Plan Endorsement for Parcel R41-9A submitted by Eric J. Fahey.

MOTION: Moved by Touloumtzis; seconded by Pottern; and voted unanimously (4:0:0) to endorse the ANR Plan for Parcel R41-9A submitted by Eric J. Fahey.

MOTION: Moved by Touloumtzis; seconded by Pottern; and voted unanimously (4:0:0) to authorize the Chairman to sign the ANR) Plan for Parcel R41-9A submitted by Eric J. Fahey on behalf of the full Board.

c. Approval Not Required (ANR) Plan Endorsement for 318 Plain Road (Parcel R34-13) submitted by Emma P. Marscher.

MOTION: Moved by Touloumtzis; seconded by Pottern; and voted unanimously (4:0:0) to endorse the ANR Plan for 318 Plain Road (Parcel R34-13) submitted by Emma P. Marscher.

MOTION: Moved by Touloumtzis; seconded by Pottern; and voted unanimously (4:0:0) to authorize the Chairman to sign the ANR) Plan for 318 Plain Road (Parcel R34-13) submitted by Emma P. Marscher on behalf of the full Board.

Board and Staff Reports:

Roberts gave a quick library update.
The Board discussed outreach to potential Board members.

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 4:0:0 to adjourn the Planning Board meeting at 7:42 p.m.



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Respectfully Submitted,

Jamie Pottern, Clerk
Greenfield Planning Board